

Ref: AGT/AK/0:3989

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

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**TO LET**

**SHOP/SHOWROOM/OFFICE UNIT  
WITH FORECOURT PARKING**



**251 RAVENSCROFT ROAD, BECKENHAM BR3 4TE**

**LOCATION:** Situated just off Elmers End Road and adjacent to local shopping facilities.

**DESCRIPTION:** Comprises a shop/showroom/office unit with the benefit of ancillary storage and 2 forecourt parking spaces. The Unit is we are advised to be redecorated.

**ACCOMMODATION:** (with approximate dimensions and floor areas) comprises:-

**SHOP:** currently partitioned to provide:-

Front Sales/Showroom: **14'9" x 10'5" (4.50m x 3.18m)**

Rear Office/Sales: **15'3" x 10'0" (4.65m x 3.05m)**

Kitchen: **6'0" x 5'8" (1.83m x 1.73m)**

Ladies' & Gents' Cloakrooms/wc's

Rear Office/Store: **14'6" x 10'9" (4.42m x 3.28m)**

**POTENTIAL SALES/SHOWROOM/OFFICE AREA:**

**APPROX 305 SQ.FT. (28.34M<sup>2</sup>)**

(plus rear office, kitchenette and cloakrooms)

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

**FEATURES** (all untested) include:-

- Glazed shop front with security grille
- Forecourt parking (2 spaces)
- Fluorescent lighting
- Carpets/floor coverings
- Ladies' & Gents' cloakrooms/wc's

**TERMS:** To be let upon a full repairing and insuring Lease at terms to be agreed.

**RENT:** £700 per Calendar month (£8,400 per annum exclusive)

**DEPOSIT:** Our Clients will require a rental deposit of £2,500 at the start of the Lease.

**RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £2,727.00 per annum (2011/2012 Assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority Direct.

**LEGAL COSTS:** The ingoing Tenant is to be responsible for the payment of both parties legal fees.

**VAT:** We are advised by our clients that VAT *will not* be payable on the rental agreed under current legislation.

**VIEWING:** ONLY by prior arrangement with the Owner's Agents  
LINAYS COMMERCIAL Tel: 01689 875511 or  
Email: [Commercialproperty@linays.co.uk](mailto:Commercialproperty@linays.co.uk)

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose.  
Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor.  
References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property